

**Section 23.00 – Preamble**

The Recreation 1 (REC-1) District is intended to provide areas for the development of recreational uses that are located in enclosed buildings. Such facilities should be near, but not necessarily adjacent to, residential districts. It is further intended that these districts have direct access onto an existing or proposed collector or major thoroughfare.

**Section 23.01 – Use Matrix** *(added 07.16.18)*

Uses Permitted by Right shall be permitted subject to the standards and requirements set forth herein. Special Uses shall be permitted subject to the standards and requirements set forth herein and subject to the standards and approval requirements as provided for in Section 30.02. Accessory Uses shall be permitted subject to the standards and requirements set forth herein and in Section 27.02. The Planning Commission may allow uses of a similar nature to those listed below, in accordance with Section 27.02E, provided that such uses will not create adverse impacts to surrounding uses.

<b>LAND USE</b> <i>(added 07.16.18, amended 05.06.24)</i>	<b>Zoning District</b>	<b>Footnotes</b>
<b>P = Permitted by Right    S = Special Use</b>	<b>REC-1</b>	
<b>Recreation Uses</b>		
Archery ranges	<i>P</i>	
Tennis, racquetball, squash, and/or handball courts	<i>P</i>	
Indoor golf driving ranges	<i>P</i>	
Swimming pools	<i>P</i>	
Health spas	<i>P</i>	
Uses that by their nature generate heavy traffic loads and/or excessive noise levels, such as: skating rinks, firing ranges, bowling alleys	<i>S</i>	
<b>Educational Uses</b>		
Zoological gardens	<i>P</i>	
Botanical gardens	<i>P</i>	
<b>Other Land Uses</b>		
Planning Unit Developments (PUD), subject to the standards and approval requirements set forth in Section 30.03.	<i>P</i>	
<b>Accessory Land Uses</b>		
One (1) accessory building or structure customarily incidental to any of the principal or special land uses when they are located on the same property shall be permitted.	<i>P/S*</i>	<i>A</i>
Display and sale of sports equipment or products that are related to the principal use.	<i>S</i>	
Eating facilities serving food and beverages for consumption within the building, but not having the character of a carry-out, drive-in, or drive-through restaurant.	<i>S</i>	
<b>Uses Not Permitted</b>		
Any use which is primarily located out-of-doors on a large tract of land, such as: golf courses, parks and campgrounds, ski hills		
Arcades		
Movie theatres		
Outside storage		

\* If the principal use is a use by right then the accessory use is also a use by right. If the principal use is a special land use, then the accessory use is a special land use.

**Section 23.02 – Footnotes to Use Matrix** *(added 07.16.18)*

- A. The total gross area of any accessory building shall not exceed seven hundred fifty (750) square feet, unless approved by the Planning Commission.

**Section 23.03 – Required Conditions** *(amended 07.16.18)*

All activities and uses in this District shall comply with the following required conditions, except where an existing building is legally in non-conformance with certain conditions, or where a variance from the conditions has been legally granted by the Zoning Board of Appeals. *(amended 01.30.86)*

- A. Site Plan Approval. The proprietor shall submit a site plan for approval pursuant to the requirements set forth in Section 30.01 of the Zoning Ordinance.
- B. Minimum Parcel Size and Maximum Lot Coverage. The minimum lot area shall be twenty thousand (20,000) square feet. The maximum lot coverage shall be thirty percent (30%).
- C. Off-Street Parking.
1. Parking Requirements. *(amended 12.20.84)*
    - a. Archery range - three (3) spaces per target or shooting station.
    - b. Tennis, racquetball, squash or handball courts - one (1) space per person permitted by the capacity of the courts, plus additional spaces as may be required for affiliated uses or assembly space, plus one (1) space per employee on the largest shift.
    - c. Indoor golf driving range - one (1) space per tee, plus one (1) space per employee on the largest shift, plus additional spaces as may be required for affiliated uses, such as bars or restaurants.
    - d. Educational facilities - one (1) space per two hundred (200) square feet of indoor display area, plus one (1) space per employee on the largest shift.
    - e. Swimming pools/private - one (1) space per four (4) member families, or individual member, plus one (1) per employee on the largest shift.
    - f. Swimming pools/community - one (1) space per four (4) persons in accordance with the occupancy load, plus one (1) space per employee on the largest shift.
    - g. Health spas - one (1) space per patron based on the occupancy load, plus one (1) space per employee on the largest shift.
    - h. Skating rinks - one (1) space per three (3) persons as permitted by the occupancy load, plus one (1) space per employee on the largest shift, plus additional spaces as may be required for affiliated uses.
    - i. Firing ranges - three (3) spaces per shooting station.
    - j. Bowling establishments - seven (7) spaces per lane, plus additional spaces as may be required for affiliated uses.
    - k. Affiliated uses - one (1) space per two hundred (200) square feet of gross floor area, plus one (1) space per employee on the largest working shift for the area encompassing any and all eating facilities such as restaurants, bars, snack areas, or an area for the display and sale of sports equipment, clothing, or similar items.

2. The Planning Commission may, at their discretion, modify the numerical requirements for off-street parking, based on evidence provided by the applicant that indicates that another standard would be more reasonable, because of the level of current or future employment and/or the level of current or future customer traffic. *(amended 01.30.86)*
3. No parking area or driveway shall be closer than thirty (30) feet to the adjacent property lines when the parcel abuts residentially or recreationally zoned or used property. However, when the parcel abuts commercial/office or industrially zoned property, no parking area or driveway shall be closer than twenty (20) feet to the adjacent property lines. *(amended 09.14.89, 06.19.23)*
4. Driveways and parking areas shall be curbed and consist of hard-surfaced concrete, blacktop, or equivalent as approved by the Planning Commission.
5. Off-street parking shall conform to the standards set forth in Section 27.04 of this Ordinance.
6. The required setback for parking is intended to contain landscaping. As such, the setback may be reduced in width or waived by the Planning Commission when the parcel abuts commercial/office, or industrial zoned property if provided evidence that the proposed landscape plans meet the intent of the landscaping provision as described in the considerations outlined in Section 27.05. *(added 10.20.25)*

D. Landscaping.

1. A landscape plan shall be submitted to the Planning Commission for approval. The landscape plan shall specify plant materials and landscape treatment, based on the requirements of Section 27.05 of this Ordinance for such items. This landscape plan shall be part of, or accompany, the site plan.
2. A landscaped greenbelt at least twenty (20) feet in width shall be provided along the entire perimeter of the REC-1 District, except where ingress or egress drives are located when the parcel abuts commercial/office or industrially zoned property. However, when the parcel abuts residentially or recreationally used or zoned property, the landscape greenbelt shall be at least thirty (30) feet in width, except where ingress or egress drives are located. *(amended 09.14.89, 06.19.23)*
3. The off-street parking areas and driveway accesses shall be screened from view from any adjoining residential property. Such screening shall consist of earth berms, permanent walls, or evergreen landscaping, subject to approval of the Planning Commission.
4. All landscaping and screening shall be maintained in an attractive, litter-free, safe, and healthy condition. Maintenance of all landscaping shall be of sufficient frequency to prevent overgrowth and deterioration from the original condition.
5. The Planning Commission may, at their discretion, modify or waive certain landscaping requirements in accordance with the considerations outlined in Section 27.05. *(amended 01.30.86)*

E. Sign Regulation. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 153. *(amended 10.98.00, 02.21.06)*

F. Lighting Regulations. *(amended 04.27.00)*

1. A lighting plan shall be submitted with all site plans as set forth in Section 27.11 of this Ordinance. All other Zoning Ordinance regulations shall apply unless otherwise noted in this Ordinance.
2. Exterior site lighting shall be fully shielded and directed downward to prevent off-site glare.
3. Site illumination on properties adjacent to residential properties shall not exceed 0.3 foot-candle along property lines, or 1.0 foot-candle along non-residential property lines. Parking lot lighting shall be governed by Section 27.11.

- G. **Public Road Access.** Any use developed or proposed within this district shall have direct access to a dedicated public road having an existing or planned minimum right-of-way of at least eighty-six (86) feet.
- H. **Utilities.** All utilities servicing the business structure shall be buried underground.
- I. **Covered Trash Receptacles.** *(amended 06.19.23)*
- All developments shall utilize a covered trash receptacle housed within an enclosure. The enclosure shall contain three (3) side walls (1) foot higher than the receptacle, made of similar material as the principal structure in terms of durability, aesthetic quality, and consistency with the overall design. The fourth side of the enclosure shall be equipped with an opaque lockable gate that is the same height as the other three (3) sides. These enclosures shall be housed in the rear yard of the building or principal use structure. However, the Planning Commission may, at their discretion, allow the placement of the enclosure in the side yard based on such factors as whether the side yard is an interior side yard or an exterior side yard which is more viewable from a main road and the distance from a road, natural screening, and sightlines. Trash enclosures should not be placed adjacent to residentially used or zoned property. The Planning Commission may, at their discretion, waive the requirement for a covered trash receptacle as described herein, if, after considering the nature of the operation being proposed, the Commission determines that the amount of trash generated can be adequately disposed of without use of an outside trash receptacle.
- J. **Loading and Unloading.**
1. Loading and unloading areas shall be located in the rear or side yard of a non-residential district.
  2. Loading and unloading areas shall not be located where they will interfere with parking or obstruct ingress and egress.
  3. All loading and unloading areas shall be in conformance with the standards set forth in Section 27.04 of this Ordinance.
- K. **Performance Guarantee Requirement.** The Planning Commission shall require a performance guarantee to be deposited with the Township Clerk in accordance with the provisions set forth in Section 30.09, to ensure that necessary and required improvements proposed on the site plan will be completed. *(amended 08.15.16)*
- L. **General.**
1. All principal and accessory uses shall be contained within a building.
  2. Hours of operation shall be restricted to opening no earlier than 8:00 a.m. and closing no later than 12:00 p.m. midnight, unless the Planning Commission approves extended hours.
- M. **Safety Paths.** Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required in conjunction with the development of all parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 and Ordinance No. 97. *(amended 01.05.87, 02.03.03)*
- N. **Tree Preservation Regulations.** The tree permit requirements apply to developments in this District, according to the terms of Section 27.12. *(amended 08.03.00)*
- O. **Wetland Setbacks.** The wetland setback requirements apply to all developments in this District, according to the terms of Section 27.17. *(added 09.17.07)*

**Section 23.04 – Area and Bulk Requirements (Applies to Principal and Accessory Uses)** *(amended 10.20.25)*

Please see the Matrix Chart in Section 23.01 for variations to these requirements by use.

	REC-1
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	20 feet on each side
Minimum Lot Area	20,000 sq. ft.
Maximum Lot Coverage	30% <i>(amended 12.20.84)</i>
Maximum Accessory Building	750 sq. ft.
Maximum Height of All Structures	25 feet
Minimum Clear Space Around Structures	As per Building and/or International Fire Codes

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